

## TIMELY REAL ESTATE TALK

Business in Omaha is Better Than for Many Seasons.

## DEALERS TELL OF ACTUAL TRADES

Transactions Show Growth of City and Indicate an Activity that Was Unprecedented in Various Sections of the City.

"When real estate transfers, building permits, bank clearings and grain receipts of Omaha show an increase over last year and but one of the named items show an increase over last month, it is certain that real estate business has a bright outlook."

This was the observation of A. L. Reed, president of the Byron Reed company, at the end of September.

"The way in which the public has taken additions to the city of Omaha is my best evidence that real estate business has not and will not lag," said Mr. Reed. "Though interested in but a few of the additions in directly, I have noted the way the public has taken these additions one after another and apparently without effort."

Among the additions mentioned by Mr. Reed are Creighton's First, Collier place, Monmouth park, Oakhurst park, Homestead place, Fort View, Kountze's Fifth addition and others.

In Monmouth park and Collier place Hastings & Heyden bought 175 unimproved lots and in a few weeks sold 150 of the lots. Creighton's First has been sold by D. V. Sholes and the Payne Investment company. Kountze's Fifth addition was sold by Hastings & Heyden in a single day, the Bohemian people of Omaha snapping up the entire addition. Other additions have sold in the same way until in the closing months of the year few real estate dealers who have offered property in any of the new additions have a complaint against the business done in Omaha.

George & Co. did not push Fairacres, the new suburb west of Dundee, but have sold a large number of acreage tracts and on every tract a fine home will be erected. Sales made during the last week included two and three-quarter acre lots to L. H. Kory, former superintendent of telegraph of the Union Pacific Railroad company.

The tract bought by Mr. Kory adjoins the Happy Hollow golf grounds on the west and the price paid was \$4,000. Mr. Kory will erect a home costing \$15,000 on the place.

Arthur H. Peters bought three and three-quarter acres in Fairacres, paying \$4,000 for the tract, and plans are being made for a new home on the site which will rival some of the homes now being erected.

J. H. Osborne of the Osborne-Hanson company had this to say when the month closed: "While we have not done as much business as we expected during the month, there is an unusual demand for farm lands, and those we sell are to customers who ordinarily come to us and ask for good farms in eastern Nebraska, South Dakota and the panhandle of Texas. This was the case when we sold the Frank Wood farm two miles west of Fort Crook this week to Jacob Jensen, a Center street dairyman, who paid \$8,500 for the eighty acres of Sarp county land."

The Osborne-Hanson company also sold John P. Pinley of Omaha 120 acres near Wahoo, in Saunders county, for \$20,000, which shows the disposition of many to invest in farm lands.

"City property is the choice of investors," said Mr. Osborne. We have more applications for high class property for investment than we can supply. To back up his statement Mr. Osborne told of the sale of four lots at Hickory street and Park avenue, made through his agency, to W. H. Osterberg, for \$21,000. This property was sold to Mr. Osterberg purely as an investment.

DeWitt, William Deveres bought through the agency, the home of C. E. Swan at 1233 South Twenty-eighth street, while W. H. Merry, assistant general passenger agent of the Union Pacific Railroad

company, bought a lot from W. J. Connell in the Field club addition for \$1,000, and will erect a home. John C. Emery of the Union Pacific bought the Wayne M. Bailey home through Mr. Osborne, for \$3,000. The home is at 1818 South Twenty-sixth street.

Trouble deep and serious awaits the builders of a certain class of houses, according to reliable real estate dealers, who have found that property has been sold in Omaha during the last year which is not all above ground. Already several lawsuits are threatened. The method of obtaining money under false pretenses, consists of selling buyers houses which have "joint" sewer connections. The plan of one firm has been to build two or three houses and make but one connection with the sewer and water. The sewer is run between the two houses and one arm branched to each property. When there is trouble over the sewers, as has already appeared, the buyers will find that they do not own a sewer connection, but have a joint connection and their neighbors have a claim on the sewer. This sort of business has been going on for some time with one firm, and suits are about to be filed which, it is hoped, will put a stop to such practices.

"It seems the city authorities ought to take a hand," said C. C. George, in discussing the proposition. "Such things should not be allowed and they mean no end of trouble." A. L. Reed, president of the Byron Reed company, was another who expressed his opinion of dealers who put in such sewer connections and sell the property, but many legitimate dealers are acquainted with the firm which is laying the foundations for trouble and will seek to make an end to it.

A. P. Tukey & Son, wholesalers and retailers of houses, made their first purchase of houses the last week, which the firm has made since the panic, buying the five houses on the corner of Twelfth and Vinton streets. Mr. Tukey said: "The demand for houses is such that we feel justified in relieving those who wish to sell for cash and, from the demand, we will be able to sell them on easy terms. We find many who are leaving the city and desire to sell their property for cash. There is a demand for firms which will buy and sell."

When F. M. Penny, cashier of the First National bank of Wood River, bought two houses at 35 and 37 North Thirty-ninth street of the Philadelphia Mortgage and Trust company Saturday for \$7,000, another was added to a long list of wealthy Nebraskans who are investing money in Omaha business and residence property.

Mr. Penny bought the houses purely for investment through Thomas Brennan, agent of the trust company. They are just north of the Joslyn home and in one of the most desirable locations in the city. Mr. Brennan also sold two lots opposite the residences sold Mr. Penny to C. T. Walker of Columbus, who expects to build houses on the lots. Only a short time ago Mr. Walker bought a large house and valuable lots in the west part of the city for an investment.

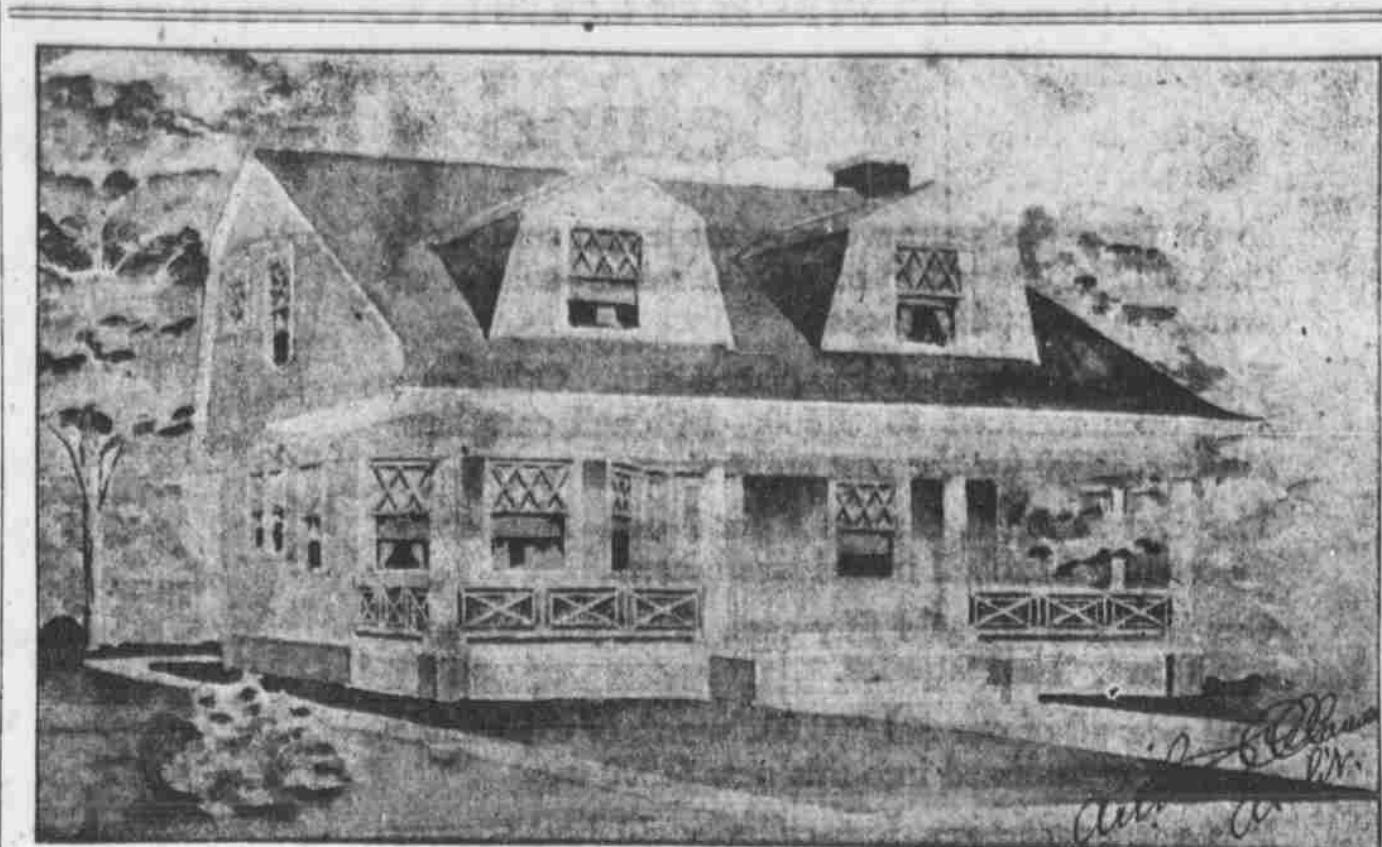
Hastings & Heyden sold two houses at Eighteenth and Lake streets to John S. Shibly of Fairfield for \$5,000. When this deal was closed Mr. Shibly and his son bought four pieces of Omaha property for investment. The Shiblys are wealthy Nebraska farmers.

F. D. Wead has recently sold E. M. F. Lefland of Lexington a block on Cumming street, which increased Mr. Lefland's holdings in Omaha to nine blocks and some residence property valued altogether at \$20,000.

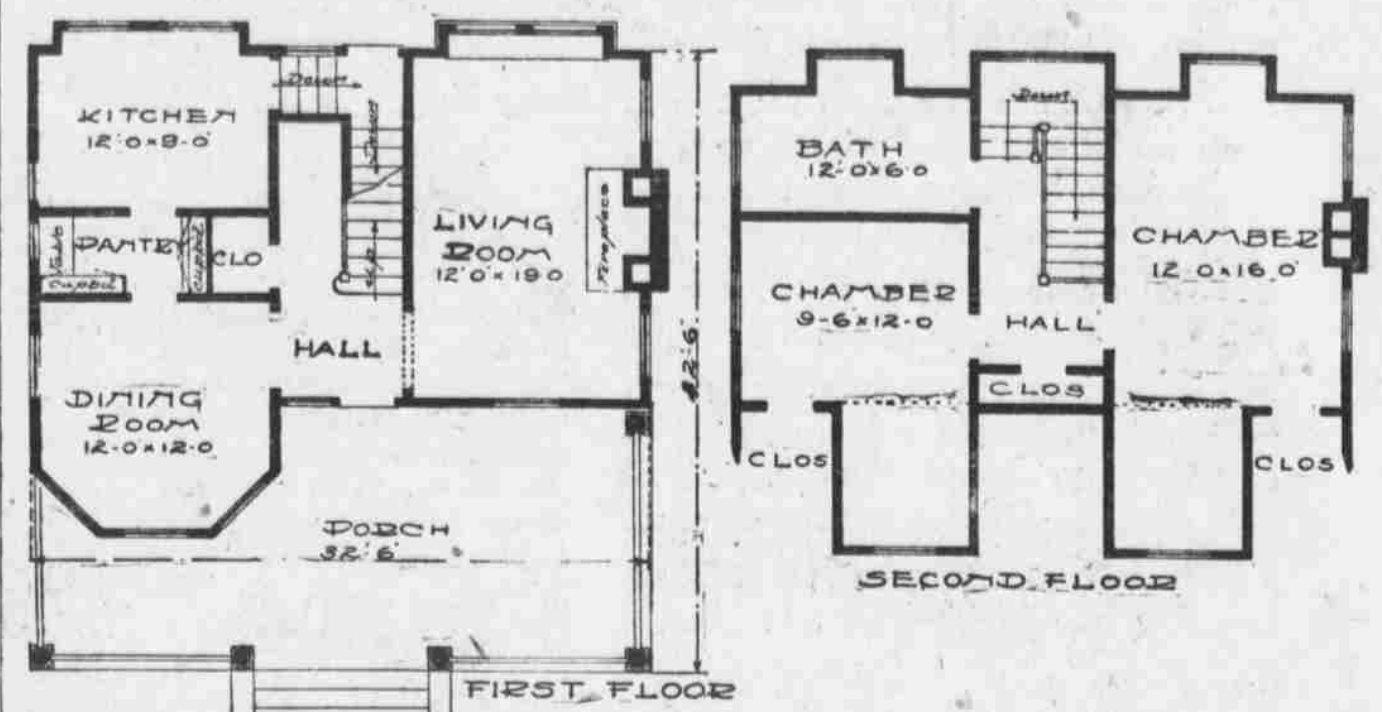
J. P. and M. S. Atkinson, railroad contractors, who have worked on Nebraska and South Dakota railroads, decided to invest their money in Omaha city property and have bought through Hastings & Heyden some \$60,000 worth of flat and residence property.

W. V. Bennett, agent for a Canadian land company, has bought, through Thomas Brennan, the brick block opposite the Coliseum on Twentieth between Burdette and Spruce streets. The consideration was \$50,000, and Mr. Bennett bought the property as an investment. Mrs. Jennie Robinson also bought the three-story brick at Sixteenth and Clark streets for an investment, paying \$9,000 for the property.

## NEWS OF THE BUSY HOME BUILDERS



Both the plans and exterior of this attractive cottage are the result of careful study. The rear and side not seen are even more attractive than the sides in view. Estimate cost \$2,300.



## Kitchen and Pantry Arrangement

Arthur C. Clausen, Architect.

The arrangement of the pantry, its shelves, drawers, floor bins, etc., and the arrangement of kitchen drawers depends considerably upon the size and shape of the pantry and kitchen, each house presenting a different problem; but mostly the arrangements depend upon the requirements of the housekeeper. Each mistress of a home has her own ideas as to where she wants the china, silver, table linen, kitchen utensils and foodstuffs, and her wishes should prevail. The object of this article, therefore, is not to lay down many rules as to arrangement, but to make suggestions. The general construction and details will be fully described.

I have said that the housekeeper's ideas in regard to pantry arrangement should prevail. Possibly not so, but it is certain that they do prevail, for on no other part of the plan is she more certain of what she wants for what she thinks she wants. It is due to this fact and the subsequent gallantry on the part of the architect in giving her what she wants that we have so many inconvenient, incomplete and generally poorly arranged pantries, even from plans drawn by the most skilled architects. It is through giving some of these total failures that other housewives are improperly led to believe that architects "ain't women" and "don't know anything about housekeeping," and so they go ahead and supply the needed science on the subject with the usual result. Few housewives can make the transition from the planning and designing of pantries and other kitchen arrangements to an art to which the architect gives as much attention and study as any other part of the house, and in spite of opinions on the part of some women to the contrary, he is better equipped through knowledge and practice to plan and design them than they are, for it is a part of his business to know all about it. It may surprise some women if they were informed that the "latest styles from Paris" are all designed by men. I have never known but one plan on which I could not have made some improvements in the pantry and kitchen arrangements, and on that occasion the woman of the house complimented the writer to her husband by saying that "Mr. Clausen must be a good husband; he takes so much pains to see that everything is convenient about the kitchen and pantries for the wife." She was promptly informed that the architect was a bachelor. Give us a chance, women. For the sake of yourselves (and your architects) I will give you briefly the following pointers picked up during considerable practicable experience:

The first requirement should be convenience more than looks. If one prefers to do their pantry work in the pantry away from the heat of the kitchen, there should be provided at least two floor bins, one for white flour and the other divided into two compartments for other kinds. The best arrangement is to have three bins, two of them divided into compartments; in this way white flour, cornmeal, rye flour, whole wheat and sugar can be accommodated.

The flour in the bins should be easily accessible and the bins should be so made that they can be removed at pleasure for cleaning around them. There are several ways of doing this; the best, however, is to have them roll back and forth on four large wheels. In this way they can be easily managed and easily removed. The size of each bin depends somewhat upon the amount of flour it is desired to store at one time and the space in which they can be placed. As too much flour in the bin makes it hard to manage, a good size is twenty inches wide, twenty inches deep and twenty-six inches from the floor to the top, outside measurements. The bottom of the bin should be at least four inches from the floor. Above the bins should be a flat shelf at least twenty-four inches from front to back and thirty inches, where it can be allowed. Above this shelf should be a pantry window. There should be a smooth board above the shelf at the wall, six to ten inches high. The shelf should be thirty inches from the floor. It

## THE BEE'S PLAN OFFER

Through a special arrangement with Mr. Clausen, The Omaha Bee is able to offer its readers the complete plans, details and specifications of the house illustrated on this page without charge for \$10. Mr. Clausen is the author of a well illustrated book, "Home Building Plans and Problems," containing besides many designs for modern houses and extensive articles on home building, over 130 designs for pantries, fireplaces, stairways, kitchen and pantry arrangements, etc. Special price, readers of The Bee, 50 cents. Send all orders to Arthur C. Clausen, architect, studio, 1013 Lumber Exchange, Minneapolis, Minn.

is best to have a moveable kneading board and a place for keeping it handy. Directly under or within reach of the shelf should be one or two small drawers in which to keep pantry utensils. Eight or ten spice boxes should be close at hand, either in the pantry fixtures or in a separate case on the wall. They are sometimes placed above the bins, just under the kneading shelf. A good size for a spice box, inside measurements, is two and a half inches wide and deep by three inches long, and the box must be of quarter-inch boards. Near the bin should be some open shelving wherein to set the pans of bread, pies

and other pastry as they are made. These open shelves are also necessary as a place to lay the dessert and other dishes which are to be placed on the table during the progress of the meal. The lower part of the pantry fixtures should be divided into compartments and drawers to suit individual requirements. Some housekeepers would require in the pantry fixtures a place for the wash bowl, kneading board and a place for storing extension table boards. A little careful planning will usually find a place for all of these. Each pantry should have several broad drawers for table linen and small drawers for knives, forks, etc. The average table cloth is six feet wide and folds up to eighteen inches. It needs a drawer about two feet long to contain it properly. A six-foot drawer for table cloths is sometimes used in a large pantry. It is a mere luxury, however, and is not absolutely necessary. It should be very shallow when used or it cannot be pulled out easily. A drawer about 28x22 inches by 2 inches deep, inside measurements, is really needed to contain dollies, centerpieces and tray cloths which are never folded. It is best not to make the drawers very deep, but make more rows of them. A deep drawer, when filled, can not be easily drawn back and forth. Five inches is a good depth for a pantry drawer and six inches should be the limit.

(Continued.)

## WANT A NATIONAL FLOWER

Fruitless Search for One Suitable for the United States.

American sentiment has for some time sought a national flower, but, despite the long and vigorous campaign in favor of now this blossom and now that, we are still without a national emblem.

There seem to be two vital requirements of any blossom which is to represent us along with France's lily, England's rose, Ireland's shamrock and Scotland's thistle. First, the blossom must be native to the country and of wide growth; second, it should be available for decorative purposes on the national holidays. The first agitation for a national flower began in 1887, when Miss Margaret B. Harvey of Pennsylvania wrote a poem entitled, "The National Flower or Valley Forge Arbutus." The idea of selecting the ma flower or trailing arbutus at once took the national fancy. It is native to all the thirteen original states. It was the first blossom to greet the pilgrim fathers after their arduous voyage and was the herald of the coming of spring to Washington's soldiers after the deprivations of Valley Forge. The flower suggests a five-petalled star, and its independence and refusal to submit to cultivation become the temper of the American people.

But in the midst of the enthusiasm it was discovered that the arbutus was already the national flower of Nova Scotia, and sentiment at once turned away from it.

The next candidate for national honors was the golden-rod, which was suggested in a letter printed in the Boston Globe the following year—1888. The wide growth of this blossom, its vigor and strong beauty were arguments which seemed likely to win it official recognition.

In 1889 the L. Frang company issued a booklet containing colored cuts of the golden-rod and the arbutus, copies of which were sent throughout the country in order to secure a vote upon the question of a national blossom. Popular choice endorsed the golden-rod, as it did again some months later in a vote taken among the school children.

But in the heyday of its favor the golden-rod became the victim of a shift of sentiment. Farmers scoffed at the weed, as they considered it, and even went so far as to hold it responsible for several diseases common to cattle. It was further discredited in the public favor by the belief that it

caused hay fever and asthma if brought within doors. Then it was remembered that it bloomed too late to be used on the national holidays, Independence Day and Decoration day, and it was also discovered that when used within doors it lost much of its brilliant color which was its chief beauty. So the fickle taste of people waned.

At the time of the Columbian exposition there was a determined effort to make the dian make the national flower. Edna Dean Procter wrote a charming poem on the Indian maize and the Arena Magazine in 1892 contained several symposiums upon the subject. But popular sentiment refused to set a flower in the maize and so that campaign failed.

At that time the Pansy Society of America was organized by Mr. Albert C. Hopkins of Nashua, N. H., to advance the interest of the pansy as the national flower. The efforts of the society were largely among school children, but became powerful enough to have two bills introduced into congress embodying their ideas.

The first bill was for the purpose of recognizing the pansy as the national flower, and appointing that the inauguration day of the emblem be celebrated May 1, 1898, in connection with the opening of the world's Columbian exposition.

The second measure proposed to arrange the stars of the flag so as to give the effect of a white pansy in a blue field. The staff of the flag was to be made to represent a sleeping rattle snake, head downward, with an acorn for a head and a white panther in place of rattles. "The whole symbolizing defense, courage, wisdom, strength, peace and immortality."

Needless to say the measures failed of passage and the efforts of the society have waned and the American people are flowerless—Chicago Post.

## A Ghost Club's Test.

The London "Ghost club," a scientific organization with a shivery name, is about to propose a test that ought to go far toward determining whether the dead can communicate with friends on earth. These students of the spiritual world have a secret diary kept by one of their members, recently deceased, and the "man on the other side" will be questioned as to its contents. The book was sealed by its owner before his death and will not be opened until the club has assembled in solemn council to prosecute its inquiry. The names of many of the investigators ought to be a guarantee of the good faith of the investigation. If the slightest loophole be left open for trickery, the "tests" will be to leave the vital question exactly where it has remained since the days of the Fox sisters and the Davenport brothers.—Brooklyn Eagle.

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